

April 15, 2020
Spring 2020
www.nallhills.org



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2019 Annual Meeting Door Prizes Donors:

- The Big Biscuit
- Ceramic Cafe
- Cinzetti's
- Cross Fellowship Church
- Firstwatch
- Honey Baked Ham
- Hy-vee (95th/Antioch)
- Papa John's Pizza
- Puppy's Playpen
- Sprouts

Annual Meeting Held November 12, 2019
Indian Woods Middle School

The 63rd annual Nall Hills Homes Association meeting was held November 12th, 2019 at Indian Woods Middle School with 112 homes represented and 40 proxies submitted. Again this year, members enjoyed sandwiches, chips, pop and cookies from Hy-Vee.

President Mark Sutton welcomed everyone to the NHHA Annual Meeting. His opening remarks included the introduction of the board members. Vice-President Brian Viets read highlights for the minutes from

the 2018 annual meeting, which were then approved by those in attendance. President Sutton summarized the association's events and activities in and around our neighborhood since the 2018 annual meeting.

Treasurer Mark Able presented the 2019 projected financial results and the proposed budget for 2020-2022 with a recommendation to increase 2020 dues to \$219 resulting directly from an increase in trash collection fees. A motion to approve the increase passed

unanimously by those in attendance.

The slate for the 2020 Board of Directors was also presented and approved (See Page 2 for list of Board Members).

Committee reports by the respective board members were also delivered regarding civic affairs, community services, our neighborhood service recommendations and website updates. After the meeting, everyone stuck around hoping to win one of the many door prizes.

Neighborhood Bulky Item Pickup - Saturday Oct 3

Since this is the year the City of Overland Park's Large Item Pickup serves residents west of Antioch, the Nall Hills Homes Association will provide a private special neighborhood bulky item pickup day, at no charge to our residents. We will absorb the cost thru our reserve funds only. **Mark your calendars for Saturday October 3rd.** Please watch our website for additional information and what is approved for pickup. We will also send out an email blast to all those members for whom we have valid email addresses for.

We also want you to consider donating your used furniture,

appliances and other usable household items to the non-profit charity of your choice, keeping these items out of our landfills and letting others benefit from your generosity.

Blessings Abound: They are very close to Nall Hills and accept large furniture and mattresses in good shape. They also accept exercise equipment and may be willing to pickup items, but you must call or visit with their store to confirm.

10325 Metcalf: 913-648-0700
<http://blessingsaboundkc.org/>
Other alternatives:

Habitat for Humanity Re-Store They accept furniture,

appliances, house accessories, used building materials and other remodeling items, used doors, sinks, vanities, etc.

8722 Santa Fe, OP KS 66212
913-658-6001

Catholic Charities of NE Kansas

Call 913-433-2100 for drop-off locations around the metro. They accept usable clothing, household items, furniture, etc.

Share your experiences with quality workmanship and services by posting on Nextdoor.

www.nextdoor.com

President

Mark Sutton
6009 W. 99th Street
648-8226

Vice-President

Brian Viets
9748 Russell Street
439-1995

Secretary

Vacant

Treasurer

Mark Able
9816 Riggs Street
642-9209

Community Services

Dorene Manvitz
5511 W. 101st Street
568-7964

**Office Administrator
and Recording Secretary**

Erica Kurta
10025 Lamar Avenue
642-8398

**Neighborhood Service
Recommendations:**

Sharee Wiggins
6333 W. 100th Terrace
558-2303

Civic Affairs

Bill Rose-Heim
6617 W. 101st Street
816-617-7020

Webmaster

Mark Heatherman
9724 Russell Street
907-5202

At Large

Bill Mingle
10330 Lamar Avenue
669-8760

Please Note: If you have an interest in becoming a member of the Board of Directors, please contact our office at 913-642-8398, email us at web@nallhills.org, or you may contact Mark Sutton directly at 913-648-8226.

President's Message to Residents

By the time you are reading this newsletter, the term COVID-19 has dramatically changed the way we approach each day. These are truly challenging times right now and it is encouraging to see everyone striving to abide by the "stay at home" orders issued by County administrators and the Governor. While this virus needs to be taken seriously, there are many positive heart-warming stories we are hearing each and every day, with many more to come, especially once we are past this pandemic.

Our neighborhood continues to see new, younger families moving into the neighborhood, enjoying a great place to raise a family, walk your dog, get to know your neighbors and enjoy the many amenities that are close by and an easy commute from Nall Hills.

There are a number of construction developments going on in and around Nall Hills, with future developments under consideration nearby, making Nall Hills a great central location for everyone.

I sincerely hope you will take the time to read this newsletter from cover to cover as we have a lot of interesting information included. Specifically, there is important information regarding a potential NHHHA bylaws change coming to the 2020 Annual Meeting this coming November.

Nall Hills Garage Sale September 16th - 19th

Due to COVID-19, the Association will sponsor the annual Homes Association garage sale starting **Wednesday, September 16th through Saturday, September 19th**.

Registration is not required to participate this year. You may open and close your sale on the days and times convenient for

you. The Homes Association will provide advertising in the KC Star for the neighborhood sale dates.

Additionally, the Association will provide 6 large banners at major entrances into the neighborhood. Feel free to place your own sign in your yard, but please do not place

signs in your neighbors' yards without their permission, and remember to take your signs back down.

See these OP Guidelines for additional sign-posting information: <http://www.opkansas.org/Doc/temporary-Signs-Brochure.pdf>

PARTNERSHIP OPPORTUNITY: *Could this be for you?*

It is a privilege to have this opportunity to invite you to help deepen our partnerships with our city and county. As one of the newest volunteers on the Nall Hills Homes Association Board of Directors, I'd like to meet with others who care about what is being planned in Overland Park and Johnson County – especially as it may relate to our own neighborhood and surrounding areas.

Specifically, I'd like to invite you to consider being an observer/reporter/small group discussion partner for one

committee, council or commission. Some of these meetings are streamed and archived online, so while physical attendance is preferred it is not required.

If more of us take on one small, manageable part of this work, we will all have better information to share and more opportunities for proactive partnership as neighbors and citizens of our city and county. Are you interested in learning more?

Please send an email to brh51500@gmail.com or call

or text (816) 617-7020. I look forward to hearing from and ultimately meeting you in person.

Bill Rose-Heim

Civic Affairs, Nall Hills Homes Association

6617 W. 101st Street

Overland Park, KS 66212



Bylaws Change Proposal—Audit vs Review

According to the Nall Hills Homes Association Bylaws, written in 1956, the board is required to have the financial statements audited by a certified or licensed public accountant each year.

As initially presented at the annual meeting last November, the Nall Hills CPA has indicated he may not be able to continue to perform audits in the future. He has recommended we consider a Review, which will decrease the cost to the HOA as well. How much you ask? He estimates the reduction could be as much as a \$2.00 per year, per household.

Changing from an Audit to a Review may make sense for our HOA. The cost to the HOA and it's members is approximately \$3.15 per member annually and part of the dues paid by each member. Generally, costs for Audits by any CPA firm are continually increasing. Seems only larger firms are performing audits these days, due to additional compliance requirements.

An Audit is the highest level of

assurance service a CPA performs and is intended to provide an opinion on the accuracy of the financial statements, based on "reasonable assurance" (not absolute) about whether the financial statements are free from material misstatement.

A Review is the 2nd highest level of financial statement review, but is substantially less in scope than an audit. When the Review is complete, the CPA will issue a report that includes a conclusion as to whether, based on the review, he is aware of any material modifications that should be made to the financial statements.

Additionally, using our same CPA makes sense to the board, since he already knows the financial activities of the association, as well as our internal controls. Of note, our current CPA is a member of Nall Hills, thus he has a vested interest in knowing how his (and yours) dues are managed by the BOD.

Lastly, our HOA is self-managed (not outsourced),

thus we hold each other accountable, with safety mechanisms in place, limiting the overall risk to the HOA.

Next Steps: A bylaws change requires the BOD to notify all members of the proposed change, prior to the association meeting for which the proposal will be voted on. At the meeting where the proposal is presented, at least 2/3 of those members in attendance must vote in favor of the bylaws change, for valid approval. Once the vote has been recorded by the recording secretary, the bylaws change will take effect.

As a reminder, the NHHA BOD shares the financial statements in the Fall Newsletter and at the Annual meeting each year, including the Audited financial statements from our CPA, for transparency and full disclosure to all of our members.

If you have an opinion, please send an email to president@nallhills.org. We welcome your comments.

OPPD Crisis Intervention Team (CIT)

On February 18th, Officer Justin Shepherd from the Overland Park Police Department CIT group presented at the 2020 OPPD Mental Health Symposium along with community partners at the Blue Valley Conference Center. The Kansas Law Enforcement CIT (Crisis Intervention Team) training program is a 40-hour course providing officers and others with the skills to safely

engage individuals in crisis. Crisis situations can involve an array of behavioral problems like: threatening self or others due to intoxication, drug abuse, persons who need mental health medications but stopped taking them, wielding weapons, etc. This 3-hour program provided significant information including an OPPD/CIT 911 Checklist Card. This card identifies 16 items a caller needs to

be prepared to give to the communications officer when a behavioral crisis 911 call is made. The backside of the card lists 6 bullet points of what to expect when the CIT arrives. Board member Sharee Wiggins has cards available for anyone in Nall Hills who would like one, which can be shared with family or friends. Contact Sharee at nhha.wiggins@yahoo.com, or 913-558-2303.

Our Neighborhood Schools

www.smsd.org



John Diemer Elementary

9600 Lamar Avenue
913-993-3100
<http://diemer.smsd.org>

Trailwood Elementary

5101 West 95th Street
913-993-5600
<http://trailwood.smsd.org>

Indian Woods Middle School

9700 Woodson
913-993-0600
<http://indianwoods.smsd.org>

Shawnee Mission South High School

5800 West 107th Street
913-993-7500
<http://smsouth.smsd.org>

SM Schools District Office:

8200 West 71st Street
913-993-6200
www.smsd.org



SM South Graduation!

Cancelled for now.

Election Year...2020

Did you know you can register to vote online. Check out ksvotes.org for more info. It only takes about 5 minutes.

Also, to educate yourself about general voting information, please go to jocoelection.org or all 913-715-6800 to learn more about voting. It is your right!

Nall Hills Homes Association
10025 Lamar
Overland Park, KS 66207
Phone: 913-642-8398
Email: web@nallhills.org

And now you can even follow us on
Facebook and Twitter!



We would like to thank
Community America Credit
Union at 95th and Nall for
donating meeting space for the
Nall Hills Board of Director
meetings.

So We Can Reach You...

...if you haven't provided us
with your email address, please
do so by doing one of the
following:

1. Email us at nhha@att.net,
to be sure we get your correct
email address, or
2. Call 913-642-8398 and leave
a message, or
3. Visit our website at
www.nallhills.org and click on
the link - it will address the
email for you.

City Of OP Helpful Numbers

Police: 913.895.6300 (non-
emergency/after hours)

Bldg. Codes/Fence Permits:
913.895.6225

Neighborhood Complaints,
Residential Property Services:
913.895.6270

You may also file a report
online at www.opkansas.org
under the Residential Property
Maintenance section.

Yard Waste Requirements Reminder

We thought it would be helpful after recent heavy winter storms and resulting quantity of yard debris to provide reminders on yard waste schedule and regulations:

Bag Limits:

6-Bag: March to October

10-Bag: November to February

Pickup Frequency:

1 Pickup/week, now all 52 weeks of the year.. You may contact
Republic Services for additional individual pickup requests.

Acceptable Items:

Grass clippings, leaves, loose straw, branches.

Maximum Acceptable Sizes:

Branches 4'-0" max. length, bundled/tied; 3" max. diameter.

Storage of Trash and Recycling Containers

Storage of trash (solid waste) and
recycle containers is regulated by
Municipal Code in the city of
Overland Park. The code is not a
suggestion for optional compli-
ance!

We would like to share two spe-
cific code sections to help all of
Nall Hills Homeowners stay in
compliance and avoid a visit --
and possibly fines -- from Code
Enforcement Officers. In addi-
tion to being the law, full compli-
ance by all of us in Nall Hills
with these code regulations helps
prevent an appearance of apathy
and neighborhood deterioration.

Our containers cannot be visible
to neighbors or from the street.
They must be "... be screened
from view from any public right-
of-way or adjoining property and
located behind the existing build-
ing line."

Municipal Code 7.36.180 G

They also cannot be placed at
the curb more than 24 hours in

advance of scheduled pick up.

Municipal Code 7.36.180 C

There is no requirement to store
the containers in your garage. If
you don't have space in your gar-
age you have 3 options: 1) down-
size to small 30G bins; 2) rent a
storage unit to free space in your
garage for trash/recycle bins; 3)
build a fully enclosed structure
that complies with city code to
protect them from view from the
street and neighbors.

One of our Nall Hills neighbors
built a solid, simple, attractive and
compliant enclosure at 6701 W
102 nd Street. Our thanks to Rrik
Schmelig for granting permission



Neighborhood Pets:

We continue to receive phone
calls regarding barking dogs.
Please help control excessive
barking-when away, and don't
leave them out. The City has
a noise ordi-
nance and a
fine could be
assessed.



There is also a leash law in
OP. Visit www.opkansas.org
for more information on
these requirements..

Lastly, please clean up after
your dog while out on walks;
let your neighbors fertilize
their own yard!

to share this photo of the
structure he built.

You can find this and more
information on the City of
Overland Park's website, at
the following link:

[http://
online.encodeplus.com/regs/
overlandpark-ks/doc-
viewer.aspx?
sc-
cid=1622&keywords=T
rash%2Ccontainers#secid-
1622](http://online.encodeplus.com/regs/overlandpark-ks/doc-viewer.aspx?scid=1622&keywords=Trash%2Ccontainers#secid-1622)